

Santa Rosa County
EAR-based Comprehensive Plan Amendments

Response to the
Florida Department of Community Affairs'
Objections, Recommendations, and Comments Report
and a List of Changes Not Previously Reviewed

Prepared for the
August 12, 2003
Board of County Commissioners
Adoption Public Hearing

Response to DCA's Objections, Recommendations, and Comments Report for Santa Rosa County Proposed Comprehensive Plan Amendment (DCA No. 03-2ER)

FUTURE LAND USE ELEMENT

DCA's Objection: As proposed, the Future Land Use Map (FLUM) provides the capacity for residential development in excess of demonstrated need. The proposed FLUM would provide approximately 8 times the number of residential dwelling units that would be expected to be needed by the projected year 2020 population. The proposed FLUM would not discourage sprawl in that it designates a large expanse of the County for low-density, single use development – including the 239,488 acres proposed for designation as Residential Agriculture at 1 dwelling unit per acre – which would encourage the premature conversion of rural land to more intense uses and not provide for a clear separation of urban and rural uses . . .

Further, many of the out parcels within the Blackwater State Forest appear to be designated as Agriculture Residential. Development at one unit per acre would not be a land use pattern that is compatible with the long-term management of the Blackwater State Forest as a conservation area. In addition, the Agriculture Residential FLUM designation completely encircles Whiting Field and other military use areas in the County. A one dwelling unit per acre land use pattern would create significant compatibility and encroachment issues for a military installation.

Response: Policy 3.1.A.8(1) has been revised to limit gross density of the Agriculture Residential Category to one dwelling unit per 10 acres, while allowing for minimum lot sizes of one acre. In addition, the following policy has been added, requiring the County to develop a Rural Development Plan within the next two years.

Policy 3.1.A.10 • By December 2005, the County will develop a Rural Development Plan designed to protect the rural character, agricultural viability, and natural resources of Northern Santa Rosa County. The project will be coordinated by the Planning, Zoning and Community Development Division, with input from the County Extension Office and TEAM Santa Rosa Economic Development Council.

The rural development planning process will be designed to encourage public input in the form of town hall meetings throughout the community. Issues to be addressed in the Rural Development Plan will include land use impacts and alternatives, infrastructure provision, natural resource protection, and the agricultural economy.

The Rural Development Plan will evaluate available planning tools, including transfer of development rights, agriculture and conservation easements, urban growth boundaries and other land use regulations, and recommend implementation of those tools most suited for use in Santa Rosa County. Comprehensive Plan and Land Development Code language will be developed that will allow for Planned Rural Development (PRD) in identified growth areas. PRD requirements will include minimum open space requirements, density incentives to promote clustering of development, provisions for

mixed use development, and minimum buffering requirements to provide for land use compatibility.

The following new policies were added to address objections related to Blackwater State Forest out parcels and military installation encroachment.

Policy 3.1.B.7 • By December 2004, the County will develop a program for the purchase of agriculture and conservation easements for the purpose of limiting development adjacent to military facilities.

Policy 3.1.B.8 • By December 2004, the County will work with the State Division of Forestry to evaluate the potential impacts that may result from the development of out parcels within the Blackwater State Forest and identify alternatives for addressing those impacts.

DCA's Objection: As proposed, many of the Future Land Use Element policies do not provide adequate guidance for the development of more detailed land development regulations and would defer to these regulations. For example, Policy 3.1.A.2, makes provision for land development regulations to coordinate future land uses with the preservation of natural resources and lists several categories of concerns such as shoreline protection, storm water management, and floodplain management. However, no guidance is provided as to what standards should be employed or a desired end result or condition.

Response: The Future Land Use Element has been revised as shown on the following pages.

DCA's Objection: The non-residential land use categories in proposed Future Land Use Policy 3.1.A.6, rely upon impervious area coverage as an intensity standard. Impervious area ratios are not a predictable standard, and by themselves would not provide meaningful guidelines for a more detailed land development regulation.

Response: The Future Land Use Element has been revised as shown on the following pages.

Future Land Use Element

Goal 3.1 • Manage the future development of Santa Rosa County in a manner consistent with the ability to provide adequate infrastructure and protect important resources.

Public Purpose: To ensure the protection of valuable natural resources to the greatest extent possible by managing growth and to ensure that publicly funded infrastructure such as roads, potable water, sanitary sewer, solid waste collection systems, parks, and storm water management facilities are constructed to meet the demands of growth in an economically efficient manner.

Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the preservation protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A.1 • The LDC shall remain consistent with the Escambia / Santa Rosa Counties Resource Management Plan (ESRCRMP), 1985 provided that nothing in this policy shall be interpreted to mean that the LDC cannot include provisions and regulations that are broader in scope or more stringent than those recommended by the ESRCRMP.

~~Policy 3.1.A.2 • The Land Development Code (LDC) shall include the following regulations and standards aimed at coordinating future land uses with the preservation of natural resources:~~

- ~~1) Shoreline protection measures, design standards and access measures. The area of these regulations will include but not be limited to Navarre Beach;~~
- ~~2) Storm water management standards;~~
- ~~3) Marina siting standards;~~
- ~~4) Floodplain management standards and regulations; and~~
- ~~5) Provisions ensuring an adequate supply of open space and recreational opportunities.~~

Policy 3.1.A.2 • The maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.

Policy 3.1.A.3 • The development approval process shall ensure that new development and redevelopment includes appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns, and soil conditions.

Policy 3.1.A.4 • All future development shall be consistent with accepted planning practices and principles as defined by this Plan.

~~Policy 3.1.A.4 • The Land Development Code (LDC) shall include the following regulations and standards for the purposes of coordinating future land uses with the availability of adequate infrastructure:~~

- ~~1) Subdivision and site development regulations and performance standards;~~
- ~~2) Implementation of the County's concurrency management system (CMS), including that infrastructure facilities and services meet the adopted applicable LOS standards as provided elsewhere in this Plan, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development, and that facilities that provide utilities and services are authorized at the same time as the land uses are authorized;~~
- ~~3) Storm water management standards and regulations; and~~
- ~~4) Potable water well head protection measures.~~

Policy 3.1.A.5 • All development orders and/or permits for development, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards adopted in this plan concurrent with the impacts of the proposed development.

Policy 3.1.A.6 • Development orders and/or permits may be issued conditioned upon the availability of facilities and services to meet the needs of development.

Policy 3.1.A.7 • The Future Land Use Map and the LDC will contain provisions for higher density levels in urban areas or areas categorized as having urban infrastructure.

Policy 3.1.A. 8 • The following permitted uses and densities and intensities of use are established for each land use category depicted on the Future Land Use Map (Map 3-1) ~~and are consistent with the permitted uses and densities and intensities found within the LDC as noted below.~~ The maximum total density permitted to be developed within the Development Area shall be calculated as acres of land area multiplied by maximum permitted density.

1) **Agriculture Residential Category:** Uses within this category include routine agricultural and silvicultural activities, residential uses, institutional uses, public and private utilities ~~(excluding communications towers)~~ and commercial activities limited to those commercial endeavors ancillary to agricultural or silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment repair and the like. This category shall be located predominantly in rural areas of the County or in areas where lower density residential development is desirable due to environmental sensitivity or lack of available infrastructure. ~~The maximum allowable density within the category is one (1) dwelling unit per one (1) acre of land. The implementing zoning district that is included within this category shall have the following maximum residential density:~~

~~A) Agriculture (AG) Zoning District: One (1) dwelling unit per one (1) acre maximum;~~

~~B) Institutional Zoning District (INS)~~

Gross density shall be a maximum of 1.0 dwelling units per 10 acres, cumulatively for the district. However, the minimum lot size may be one (1) acre, so long as access to the lot is provided to a county- or state-recognized road by either direct access or easement.

2) Agriculture Estate Category: Uses within this category include routine agricultural and silvicultural activities, residential uses, public and private utilities and commercial activities limited to those commercial endeavors ancillary to agricultural or silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment repair and the like. This category shall be located predominantly in rural areas of the County or in areas where low density residential development is desirable due to environmental sensitivity or lack of available infrastructure. The maximum allowable density within the category is one (1) dwelling unit per five (5) acres of land. ~~The implementing zoning district that is included within this category shall have the following maximum residential density:~~

~~A) Agriculture Estate (AE) Zoning District: One (1) dwelling unit per five (5) acres maximum; and~~

3) Agriculture Large Tract Category: Uses within this category include routine agricultural and silvicultural activities, residential uses, public and private utilities, and commercial activities limited to those commercial endeavors ancillary to agricultural or silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment repair and the like. This category shall be located predominantly in rural areas of the County or in areas where low density residential development is desirable due to environmental sensitivity or lack of available infrastructure. The maximum allowable density within the category is one (1) dwelling unit per fifteen (15) acres of land. ~~The implementing zoning district that is included within this category shall have the following maximum residential density:~~

~~A) Agriculture 2 (AG-2) Zoning District: One (1) dwelling unit per fifteen (15) acres maximum.~~

4) Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land. ~~This category is implemented by the following zoning districts and allowable densities:~~

~~A) Rural Residential Zoning District (RR-1): Two (2) dwelling units per one (1) acre maximum;~~

~~B) Single Family Residential Zoning District (R-1): Four dwelling units per one (1) acre maximum;~~

~~C) Mixed Single Family Residential Zoning District (R-1M): Four (4) dwelling units per one (1) acre maximum;~~

~~D) Institutional Zoning District (INS)~~

5) Multi-Family Residential Category: Uses within this category include single-family homes, multi-family residential structures, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). The maximum allowable density within the category is eighteen (18) dwelling units per acre of land. This category is implemented by the following zoning districts and allowable densities:

~~A) Medium Density Single Family Residential Zoning District (R-1A): Six (6) dwelling units per one (1) acre maximum;~~

~~B) Medium Density Multi-Family Residential Zoning District (R-2): Ten (10) dwelling units per one (1) acre maximum;~~

~~C) Mixed Multi-Family Residential Zoning District (R-2M): Ten (10) dwelling units per one (1) acre maximum; and~~

~~D) High Density Multi-Family Residential Zoning District (R-3): Eighteen (18) dwelling units per one (1) acre maximum.~~

~~E) Institutional Zoning District (INS)~~

6) Garcon Point Rural Residential Category: Permitted uses within this category include single family homes, institutional uses and public and private utilities. This category shall only be located within the Garcon Point Protection Area (GPPA) where low density residential development is desirable due to environmental sensitivity and lack of sanitary sewer infrastructure. The maximum allowable density within the category is two (2) dwelling units per acre of land. This category is implemented by the following zoning district and allowable density:

~~A) Garcon Point Rural Residential Zoning District (GP-RR): Two dwelling units per one (1) acre of land maximum.~~

~~B) Institutional Zoning District (INS)~~

7) Garcon Point Single Family Residential Category: Permitted uses within this category includes single family homes, institutional uses and public and private utilities. This category shall only be located within the Garcon Point Protection Area (GPPA) where low density residential development is desirable due to environmental sensitivity. The installation of centralized sewer shall be required for any petitions to rezone/amend to densities greater than two (2) dwelling units per acre. ~~from the Garcon Point Rural Residential Zoning District (GP-RR) and Garcon Point Rural Residential FLUM Category to the Garcon Point Single Family Zoning District (GP-SF) or Garcon Point Mixed Single Family Residential District (GP-MR) and the Garcon Point Single Family Residential FLUM Category for the purposes of installing new subdivisions.~~ The maximum allowable density within the category is four (4) dwelling units per acre of land. This category is implemented by the following zoning district and allowable density:

~~A) Garcon Point Single Family Zoning District (GP-SF): Four (4) dwelling units per one (1) acre of land maximum;~~

~~B) Garcon Point Mixed Single Family Residential District (GP-MR): Four (4) dwelling units per one (1) acre maximum; and C) Institutional Zoning District (INS)~~

8) Conservation / Recreation Category: Permitted uses within this category include both active recreation sites and passive conservation areas. Active recreation areas include but are not limited to boat launching facilities, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. ~~The intensity of development of such sites shall be consistent with all setback, parking, landscaping and open space requirements as defined within the LDC.~~ Impervious cover shall be limited to 80% of the site. Passive conservation areas include open spaces, picnic areas, wilderness and wetlands preserves, scenic vistas and the like. Uses allowed in these areas shall be strictly passive in nature, and impervious cover shall be limited to not more than 10% of the site. ~~The following zoning districts implement this category:~~

~~A) Passive Park (P-1) Zoning District~~

~~B) Active Park (P-2) Zoning District~~

~~C) Navarre Beach Conservation (NB-Cons) Zoning District~~

~~D) Navarre Beach Parks and Public Access (NB-P) Zoning District~~

9) Commercial Category: Permitted uses within this category include all uses that are commercial in nature as well as live/work uses and public and private utilities. ~~The density and intensity of use of lands within the Commercial land use category shall be as regulated and defined by the height, area and bulk restrictions contained within the Land Development Code.~~ Specifically, The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07. ~~The following zoning districts implement this category:~~

~~A) General Commercial Zoning District (GCD)~~

~~B) Neighborhood Commercial Zoning District (NCD)~~

~~D) Navarre Beach Commercial (NB-C) Zoning District~~

10) Industrial Category: Permitted uses within this category include all uses that are industrial in nature and public and private utilities. ~~The density and intensity of use of lands within the Industrial land use category shall be as regulated and defined by the height, area and bulk restrictions contained within the Land Development Code.~~ Specifically, The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07. ~~The following zoning districts implement this category:~~

~~A) Restricted Industrial Zoning District (M-1)~~

~~B) Heavy Industrial Zoning District (M-2)~~

~~11) **Marina Category:** Permitted uses within this category include marina, commercial and residential uses as permitted by the applicable zoning districts. The density and intensity of use of lands within the Marina land use category shall be as regulated and defined by the height, area and bulk restrictions contained within the Land Development Code. Specifically, The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 75 percent and the floor area ratio to 1.07. Further requiring a minimum of 25 percent of the site to be set aside for open landscape area, in accordance with the shoreline protection standards found in the Santa Rosa County Land Development Code. The maximum allowable residential density shall be four (4) dwelling units per acre. The following zoning districts implement this category:~~

~~A) Marina Zoning District (C-1M)~~

~~B) Marina and Yacht Club Zoning District (C-2M): Four (4) dwelling units per one (1) acre maximum. Five (5) acre land area size minimum with a minimum of two hundred and fifty (250) feet on a navigable waterway and a minimum street frontage of two hundred and fifty (250) feet for marina facilities.~~

~~12) **Mixed Residential / Commercial Category:** The intent of this category is to promote innovative arrangements of development types, to promote natural resource enhancement and to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. Hotels and motels, medical related facilities, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), recreational and parking uses are allowed in this category. Uses within the category shall be approximately 70% residential and 30% commercial (includes tourist-related uses) based upon the buildable areas within the category as a whole. The maximum allowable density within the category is thirty (30) dwelling units per one (1) acre of land. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent and a floor area ratio of 1.07. Also, the intensity of non-residential uses within the category shall be as regulated by the height, area and bulk restrictions, and by the impervious surface and floor area ratio limitations described in the adopted Santa Rosa County Land Development Code. The implementing zoning district that is included within this category shall have the following maximum residential density:~~

~~A) Planned Unit Development (PUD): Thirty (30) dwelling units per acre maximum.~~

~~B) Planned Business District (PBD)~~

~~13) **Bagdad Historic District Category:** The intent of this category is to encourage traditional neighborhood design including a mixture of commercial and residential uses in keeping with the historic character of the Bagdad area. This category shall only be located within the Bagdad Historic District. Permitted uses within this category include all uses that are neighborhood commercial, institutional, and residential in nature as well as live/work uses. The density and intensity of use of commercial lands within this land use category shall be as regulated and defined by the height, area and bulk restrictions contained within the Land Development Code.~~

Specifically, The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent and the floor area ratio to 1.07. The maximum allowable residential density within the category is eight (8) dwelling units per one (1) acre of land. ~~The following zoning districts implement this category:~~

~~A) Historic District Single Family Residential (HD-SFR) Zoning District: Four (4) dwelling units per one (1) acre maximum;~~

~~B) Historic District Multifamily Residential (HD-MFR) Zoning District: Eight (8) dwelling units per one (1) acre maximum.~~

~~C) Historic District Commercial Zoning District (HD-C)~~

14) Navarre Beach Low Density Residential Category: Permitted uses within this category include single family homes and accessory structures. This category shall only be located in within the Navarre Beach Zoning Overlay District (NBZOD) where low density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is four (4) dwelling units per acre of land. ~~This category is implemented by the following zoning district and allowable density:~~

~~A) Navarre Beach Single Family Residential (NB-SF) Zoning District: One (1) dwelling unit per originally platted lot.~~

15) Navarre Beach Medium Density Residential Category: Permitted uses within this category include single family and multi family homes (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located in within the Navarre Beach Zoning Overlay District (NBZOD) where lower density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is ten (10) dwelling units per acre of land. ~~This category is implemented by the following zoning district and allowable density:~~

~~A) Navarre Beach Medium Density Residential (NB-M) Zoning District: Ten (10) dwelling units per one (1) acre maximum.~~

~~B) Navarre Beach Medium Density Residential Height Restricted (NB-MDHR) Zoning District: Ten (10) dwelling units per one (1) acre maximum.~~

16) Navarre Beach Medium-High Density Residential Category: Permitted uses within this category include single family and multi family homes (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located in within the Navarre Beach Zoning Overlay District (NBZOD) where lower density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is twelve (12) dwelling units per acre of land. ~~This category is implemented by the following zoning district and allowable density:~~
~~A) Navarre Beach Medium-High Density Residential (NB-MH) Zoning District: Four (4) dwelling units per originally platted lot maximum.~~

17) **Navarre Beach High Density Residential:** Permitted uses within this category include single family and multi family residential uses (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located within commercial core area of the Navarre Beach Zoning Overlay District (NBZOD). The maximum allowable density within the category is thirty (30) dwelling units per acre of land. This category is implemented by the following zoning district and allowable density:

A) ~~Navarre Beach High Density Residential (NB-H): Thirty (30) dwelling units per one (1) acre maximum.~~

18) **Navarre Beach Public & Private Utilities and Facilities Category:** Uses within this category include public and private utilities and facilities. This category shall only be located within the in Navarre Beach Zoning Overlay District (NBZOD). This category is implemented by the following zoning district:

A) ~~Navarre Beach Utilities (NB-U) Zoning District~~

19) **Navarre Beach Mixed Residential / Commercial Category:** The intent of this category is to promote innovative arrangements of development types, to promote natural resource enhancement and to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. Hotels and motels, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), recreational and parking uses are also allowed in this category. ~~Uses within the category shall be approximately 70% residential and 30% commercial (includes tourist-related uses) based upon the buildable areas within the category. A minimum of 1,000 square feet of commercial space per one (1) acre is required.~~ This category shall only be located within the commercial core area of the Navarre Beach Zoning Overlay District (NBZOD). The maximum allowable density within the category is thirty(30) dwelling units per one (1) acre of land. ~~Also, the intensity of non-residential uses within the category shall be as regulated by the height, area and bulk restrictions, and by the impervious surface and floor area ratio limitations described in the adopted Santa Rosa County Land Development Code. The implementing zoning district that is included within this category shall have the following maximum residential density:~~

A) ~~Navarre Beach Mixed Planned Mixed Use Development (NBPMUD): Thirty (30) dwelling units per acre maximum.~~

Policy 3.1.A.9 • Water and wastewater treatment facilities shall be allowed in the Future Land Use designations as provided in Policy 3.1.A.8 ~~and subject to standards and criteria contained in the County land development regulations.~~ The design and construction of such facilities shall protect natural resources and environmentally sensitive areas and shall be adequately buffered from all non-compatible uses.

Policy 3.1.A.10 • ~~Within the Agriculture Residential FLUM category, new requiring platting must be developed meeting the Planned Rural Development requirements found in Policy 3.1.B.1 of this Plan and the Santa Rosa County Land Development Code. The applicant requesting such subdivision approval and plan amendment will be required to produce and provide the County adequate~~

~~data and analysis demonstrating the need for such subdivision and, if approved, the subdivision's consistency with the rural character of the surrounding area.~~

Policy 3.1.A.10 • By December 2005, the County will develop a Rural Development Plan designed to protect the rural character, agricultural viability, and natural resources of Northern Santa Rosa County. The project will be coordinated by the Planning, Zoning and Community Development Division, with input from the County Extension Office and TEAM Santa Rosa Economic Development Council.

The rural development planning process will be designed to encourage public input in the form of town hall meetings throughout the community. Issues to be addressed in the Rural Development Plan will include land use impacts and alternatives, infrastructure provision, natural resource protection, and the agricultural economy.

The Rural Development Plan will evaluate available planning tools, including transfer of development rights, agriculture and conservation easements, urban growth boundaries and other land use regulations, and recommend implementation of those tools most suited for use in Santa Rosa County. Comprehensive Plan and Land Development Code language will be developed that will allow for Planned Rural Development (PRD) in identified growth areas. PRD requirements will include minimum open space requirements, density incentives to promote clustering of development, provisions for mixed use development, and minimum buffering requirements to provide for land use compatibility.

Policy 3.1.A.11 • Proposed residential developments shall be required to meet subdivision requirements of Chapter 177, F.S., and the County's Land Development Code with regard to platting and providing improvements such as roads, drainage, and other facilities and services.

Policy 3.1.A.12 • Future Land Use Maps: The following maps make up the Santa Rosa County Future Land Use Map Series and are, by reference, made a part of this ordinance including all future amendments, revisions and updates:

The general Future Land Use Map (Map 3-1) depicting all land uses described in Policy 3.1.A.6;

Public Potable Water Wells and Well Head Protection Areas Map (Map 3-2);

Rivers, Bays, Lakes, Floodplains and Harbors Map (Map 3-3);

Wetlands Map (Map 3-4);

Potential Wetlands by Soil Type Map (Map 3-5); and

Coastal High Hazard Area Map (Map 3-6).

Soils Map (by soil type) (Map 3-7)

Educational Facilities Map (Map 3-8)

Public Land and Facilities Map (Map 3-9)

Historic Resources Map (Map 3-10)

Amendments: The Future Land Use Maps may be amended by following the requirements of Section 5.13 of this ordinance as well as the provisions of s.163.3177, F.S. s.163.3187, F.S. ~~Note: It is not necessary to amend the Future Land Use Maps whenever a rezoning occurs within the same land use category.~~

Zoning Maps: The LDC shall contain zoning districts and zoning maps. The Future Land Use Maps are not Zoning Maps, but reflect existing land use patterns plus logical extensions of land use patterns and locations of future land uses. The Zoning Ordinance and Zoning Maps will implement the Future Land Use Maps. Thus, within any given future land use category there may be one or more zoning district designations. For example, the ~~General~~ Residential category will include several zoning districts to implement the land use category. The zoning districts will be delineated on Zoning Maps as opposed to the Future Land Use Maps.

Implementation: The Future Land Use Maps will be implemented through inclusion within the LDC of the necessary regulatory devices to promote, control and regulate land uses.

Objective 3.1.B • To encourage the use of innovative land development ~~regulations~~ techniques for the purposes of creating mixed use developments, developments that preserve open space, natural resources, military facilities or farmland, and developments that combat urban sprawl.

~~Policy 3.1.B.1 • Residential and related development of lands within the Agriculture and Agriculture Estate FLUM categories may be accomplished under the Planned Rural Development (PRD) development option established by this plan and the Land Development Code, as described below and including:~~

~~Minimum open space requirements,~~

~~Density incentives to promote clustering of development,~~

~~Provisions for mixed use development, and~~

~~Minimum buffering requirements to provide for land use compatibility~~

~~A) Parcels submitted for Planned Rural Development review shall contain two distinct areas: "development area" which shall include that portion of the parcel that is proposed for development at the selected density, and "reserve area" which shall be designated in the Planned Rural Development as permanent open space. The development area plus reserve area shall constitute the "total parcel" submitted for Planned Rural Development review. The density of development for the development area, and the relative sizes of the development area and reserve area shall be determined as follows:~~

~~Reserve area = 60 percent of development: two (2) dwelling units per one (1) acre of development area.~~

~~Reserve area = 80 percent of development: four (4) units per (1) one acre of development area~~

~~Reserve area = 90 percent of development: four (6) units per one (1) acre of development area~~

~~The maximum total density permitted to be developed within the Development Area shall be calculated as follows: total density = acres of development area multiplied by maximum permitted density.~~

~~B) The development permitted within the development area may be located, following Planned Rural Development review and subject to Planned Rural Development regulations and requirements, anywhere within the development area.~~

~~C) It is the intent of this provision to permit the development of a broad range of housing types— from single family detached dwellings to multi-family residential within the development area, subject only to the maximum density established for the development area.~~

~~D) The developer of the proposed development area is not required to own the total area submitted for Planned Rural Development in fee simple. It shall be sufficient, pursuant to Planned Rural Development regulations, that the developer of proposed Planned Rural Development have, at the time of the Planned Rural Development application, sufficient property rights to the reserve area to allow for their perpetual restriction as permanent open space upon issuance of Planned Rural Development approval. The types and nature of such property rights, and the nature of the evidence of such rights necessary for the purposes of the Planned Rural Development application, shall be determined according to the Planned Rural Development regulations.~~

~~E) The minimum land area size required for development of a Planned Rural Development shall be 50 acres in the Agriculture Category and 100 acres in the Agriculture Estate category.~~

~~F) The designated development area shall be compact and contiguous and shall not be scattered throughout the parcel submitted for Planned Rural Development approval. The reserve area shall be designated utilizing conservation design principles and practices, meaning that environmentally sensitive lands shall be located in the reserve area. If environmentally sensitive property is not prevalent, it is the intent that the development area and reserve area be configured in such a manner as to permit the continued farming or silviculture use of the reserve area, or to allow maximum open space to be maintained in the reserve area through clustering the residential units in the development area.~~

~~G) The development area shall be buffered from adjacent land uses by a minimum buffer of two hundred (200) feet. The buffer area, as determined by Planned Rural Development regulations and requirements, may be included in the reserve area. The area of the buffer may be used for purposes that are compatible with adjacent residential development.~~

~~H) Proposed Planned Rural Developments greater than one hundred (100) dwelling units shall be permitted to include Neighborhood Commercial uses within the development area, subject to the~~

~~requirements of the planned rural development regulations and requirements. In the event the proposed Planned Rural Development elects to include Neighborhood Commercial development, the Development Area's maximum permitted density shall be calculated as follows: (acres of development area less acres of Neighborhood Commercial acreage) multiplied by maximum permitted density.~~

~~I) Primary ingress/egress from the development area to external roadways shall, pursuant to Planned Rural Development regulations and requirements, be required to be improved in accordance with County standards, and centralized, in order to minimize the number of access points to external roadways. Access points from individual lots within the development area to external roadways shall be avoided.~~

~~J) Upon final approval of the Planned Rural Development proposal pursuant to the Planned Rural Development regulations and requirements, a notice of the Planned Rural Development approval and designation of the reserve area as permanent open space shall be placed on record to advise potential future purchasers of the Planned Rural Development requirements applicable to the property.~~

~~K) The County shall adopt Planned Rural Development (PRD) land development regulations which shall:~~

~~(1) Incorporate standards based on Policy 3.1.B.1(A) through (J); and~~

~~(2) Address, as necessary or appropriate, any additional issues related to the protection of conservation, agricultural or silvicultural lands, including without limitation:~~

~~(a) The definition of, and requirements for, appropriate uses for the 200 foot buffer required by the PRD land development controls;~~

~~(b) If necessary, additional location and contiguity requirements to further address development patterns of Planned Rural Developments; and~~

~~(c) Include any procedural or informational requirements deemed necessary or appropriate to the implementation of Policy 3.1.B.1.~~

~~Policy 3.1.B.2 • In addition to the adoption and implementation of the PRD land development regulations, The County shall encourage farmland retention through investigation of the County's provision of various incentives for farmland protection, such as voluntary agricultural districts and through the agricultural exemption (greenbelt) for property tax assessments.~~

~~Policy 3.1.B.3 • The County shall provide technical assistance to owners of land within the designated Agriculture Residential or residential FLUM categories who wish to amend their parcels to either the Agriculture Estate or Agriculture Large Tract FLUM category. Also, the County shall not require an application fee to be paid for such amendment requests.~~

~~Policy 3.1.B.4 • The Land Development Code shall include regulations and requirements for Planned Unit Development (PUD) and Navarre Beach Planned Mixed Unit Development (PMUD) including any procedural or informational requirements deemed necessary or appropriate for implementation.~~

~~Policy 3.1.B.5 • The LDC may include performance oriented land development controls, including, but not limited to, floor area ratios, open space ratios and density bonuses.~~

Policy 3.1.B.4 • All developments shall provide for safe, convenient, and appropriately designed traffic circulation on the development site, including provisions for needed parking.

Policy 3.1.B.5 • The County shall regulate the size, number, location and design of signs to ensure compatibility of signs with land use categories, development types, densities, and intensities.

Policy 3.1.B.6 • The County shall foster the compatibility of adjacent land uses by requiring buffers designed to protect the lower intensity use from the more intensive use (agriculture from residential, residential from commercial, etc.). The buffer shall function to:

- 1) Protect each land use, one from the other, from the intrusive effects of adjacent land use activities.
- 2) Protect agricultural activities from trespass, pets, vehicles, noise and other disruptive impacts that may be associated with non-agricultural land uses.
- 3) Protect non-agricultural land uses from normal agricultural activities, such as the application of pesticides and fertilizers, and the creation of noise, glare, odor, dust and smoke.
- 4) The negative impacts of the uses upon each other must be minimized or eliminated by the buffer such that the long-term continuance of either use is not threatened by such impacts. In other words, incompatibility between uses is eliminated (or minimized) and the uses may be considered compatible pursuant to Rule 9J-5, F.A.C.
- 5) Types of buffers: The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and intent of this policy is fulfilled.

Policy 3.1.B.7 • By December 2004, the County will develop a program for the purchase of agriculture and conservation easements for the purpose of limiting development adjacent to military facilities.

Policy 3.1.B.8 • By December 2004, the County will work with the State Division of Forestry to evaluate the potential impacts that may result from the development of out parcels within the Blackwater State Forest and identify alternatives for addressing those impacts.

Policy 3.1.B.9 • It is the intent of Santa Rosa County to ensure that adequate open space is

provided through the following:

- a. active or passive recreation sites;
- b. landscaped buffers;
- c. protected natural resource lands;
- d. protected environmentally sensitive lands;
- e. areas devoted to drainage and stormwater retention;
- f. landscaping requirements; and
- g. protected agriculture and silviculture lands.

Objective 3.1.C • The County shall provide for the redevelopment and renewal of blighted or under utilized areas.

~~Policy 3.1.C.1 The Land Development Code (LDC) shall include the following regulations and standards aimed at providing for the redevelopment and renewal of blighted or under utilized areas as well as the preservation of existing areas:~~

~~A) County wide zoning regulations and performance standards including provisions to insure the compatibility of adjacent land uses;~~

~~B) Landscape, tree and buffering standards;~~

~~C) Signage regulations~~

~~D) Provisions ensuring an adequate supply of open space and recreational opportunities.~~

Policy 3.1.C.1 • The County shall continue its efforts to preserve and protect, through a unified development plan, the community of Bagdad.

Policy 3.1.C.2 • The County shall direct its Community Development Block Grant efforts to the those areas within the County meeting the program requirements promulgated by the U.S. Department of Housing and Urban Development (HUD).

Policy 3.1.C.3 • The County will continue to utilize and administer its provisions for removal or repair of structures that are unsafe or constitute a health hazard. The provisions will be, or parallel, the Standard Unsafe Building Code. Also, the County will continue to use CDBG funds for improvement to areas or structures where unsafe or substandard conditions exist.

Objective 3.1.D • To encourage the elimination or reduction of uses inconsistent with the community's character and future land uses.

Policy 3.1.D.1 • ~~The Land Development Code (LDC) shall include provisions to eliminate expansion of non-conforming land uses which are inconsistent with this Plan, including the Future Land Use Map, and/or Land Development Code including the Official Zoning Map, is prohibited.~~

Policy 3.1.D.2 • The County shall continue enforcement of the limitations placed on non-conforming uses of buildings, non-conforming uses of land, changes in use classifications and districts, and restoration and occupancy of damaged buildings ~~as prescribed in the Land Development Code~~ as a means to eliminate expansion of non-conforming land uses which are inconsistent with this Plan or the Future Land Use Maps.

Objective 3.1.E • To ensure the protection of natural resources and historical resources.

Policy 3.1.E.1 • Development in sensitive natural areas will be avoided to the maximum extent feasible. In the event development must be permitted in such areas, adverse impacts shall be mitigated through applicable state and federal regulations.

Policy 3.1.E.2 • The County shall provide for the use of clustering and on-site density transfer for the protection of natural and historic resources. To achieve sufficient clustering, density transfers may be accomplished on a one-to-one/half (1:0.5) basis. Note: Sufficient clustering is defined as that which is required to achieve protection of the natural and historic resources only.

Policy 3.1.E.3 • ~~Commercial and industrial~~ Development which may impact sensitive natural resources may be required to utilize reduced construction "footprints," modified construction techniques, innovative construction techniques, land use and development techniques which minimize negative environmental impacts or results, and the like.

Policy 3.1.E.4 • Consistent with Policy 8.1.A.1, buffers will be created between development and Escambia Bay, Blackwater Bay, East Bay and the basins and bayous of these water bodies. The purpose of the buffer is to protect natural resources from the activities and impacts of development.

Policy 3.1.E.5 • ~~The LDC shall include regulations that control the~~ extraction of natural resources and such extraction shall be permitted only where compatible with adjacent land uses and when minimal resource degradation will occur. Further, resource extraction shall be strictly prohibited within a 200 foot zone around potable water wells or wellfields. Note: The determination of minimal degradation, if necessary, will be made in cooperation with the appropriate State or Federal Agency regulating resource extraction activities. Further, resource extraction in environmentally sensitive areas which cannot be restored shall be prohibited. For the purposes of this policy, routine silvicultural and agricultural activities are not considered resource extraction activities. Also, see Policy 11.B.3.3.

Policy 3.1.E.6 • The County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas ~~The County shall include provisions within the LDC to regulate construction within the 100-year floodplain and flood-prone areas.~~ and development shall be limited in those areas, consistent with FEMA requirements.

Policy 3.1.E.7 • The County shall continue to request utilize funding from the Florida Department of State, Division of Historic Resources to assist in the protection of historical and archeological resources, as determined necessary.

Policy 3.1.E.7 • The County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius for Sand and Gravel Aquifer public supply water wells, measured from the center of the wellhead. Activity within these zones will be limited according to the standards found in Policy 6.4.D.3 of the Infrastructure Element.

~~Policy 3.1.E.8 • The LDC shall include provisions which require~~ County will coordinate with the Florida Department of State, Division of Historical Resources to ensure the identification and preservation of significant archeological and/or historic sites or structures within the County. The provisions will include protection for , including all sites listed on the Florida Master Site File and will be developed in cooperation with the Office of the Secretary of State, Division of Historical Resources. The provisions (regulations) will include requirements that provide for County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

~~Policy 3.1.E.9 • The historic structures located within the Bagdad Historical District and delineated on the Future Land Use Maps Series shall be protected through provisions within the LDC. The provisions will include the use of the Bagdad Historical District Architectural Review Board. Further, the Land Development Code shall include provisions that govern the type, manner and method of redevelopment and/or use of historic resources per the regulations pertaining to the applicable zoning district.~~
The established development pattern and distinctive architectural character of the Bagdad Historic District will be preserved through the restoration of existing buildings and construction of compatible new buildings. Efforts shall be made to insure that future development is compatible with and enhances the scale of the existing structures and the period of architecture characteristic of the era.

Objective 3.1.F • To continually coordinate coastal area population densities with the Santa Rosa Hurricane Evacuation Plan.

Policy 3.1.F.1 • Population densities shall be limited to those limitations reflected on the Future Land Use Map Series and as described in Policy 3.1.A. 8.

Policy 3.1.F.2 • The County shall promote, to the extent possible, improvements to the critical roadway segments delineated in the Northwest Florida Hurricane Evacuation Study, U.S. Army Corps of Engineers et. al., July 1999. Promotion of roadway improvements shall be accomplished through the County's participation with the Pensacola MPO and interaction with the FDOT.

~~Policy 3.1.F.3 • The County will limit all new land use classifications to those reflected on the Future Land Use Map Series adopted as part of this Plan. Further, the Densities and intensities of land use will be regulated consistent with the goals, objectives and policies of this Plan in order to maintain the road clearance time as reflected in Policy 7.1.F.3. Note: The LDC will include~~

~~provisions that allow for water dependent or water related uses along the coastal areas of Santa Rosa County.~~

Objective 3.1.G • To discourage the proliferation of urban sprawl that might create a financial hardship for the County at some point in the future.

Policy 3.1.G.1 • Prior to the County embarking on construction of new capital improvements, the County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

Policy 3.1.G.2 • The County shall use its fiscal resources to encourage "infill" development. Nothing in this policy shall preclude the County from constructing new facilities, structures or buildings if proven financially feasible or determined to be in the public interest.

Policy 3.1.G.3 • In north Santa Rosa County urban land uses will be located adjacent to or near the cities of Milton and Jay and the communities of Chumuckla, Fidelis and Berrydale. Other convenience and service uses may be located at or near transportation and activities nodes and near military installations. Note: For the purposes of this Plan, residential urban land uses are defined as 3.1 dwelling units per acre or more.

Policy 3.1.G.4 • No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA.

Policy 3.1.G.5 • Requested FLUM changes from ~~an~~ the Agriculture Residential Category to the General a Residential Category shall be considered using the following criteria:

- A) Consistency with this Plan;
- B) Compatibility of the proposed plan of development with the surrounding areas, compatibility may be achieved through design;
- C) Whether or not the proposed amendment is located adjacent to areas already within the General a Residential category;
- D) The availability of adequate infrastructure, as described in Policy 3.1.G.6 below, and as provided through the County's concurrency management system; and
- E) The suitability of the proposed site for the proposed type of development.

Policy 3.1.G.6 • Land use densities may be increased (pursuant to Plan amendments) in urban areas where infrastructure capacities are in place and can accommodate the additional demand created by increased densities. This policy is intended to direct higher density land uses to those areas of the County with infrastructure capacities sufficient to meet demands and to those areas of the County with infrastructure capacities in excess of current or projected demand. Further, it is

the intent of this policy that the rural, agrarian planned uses of north Santa Rosa County be preserved and protected to the maximum extent possible without violating the rights of the owners of the property to maximize the use of their land in agricultural endeavors including the formation of capital to facilitate such endeavors (i.e., borrowing against property or equipment).

Policy 3.1.G.7 • Petitions to rezone property from lower density residential zoning districts to higher density residential zoning districts that are within any the General Residential FLUM category shall be evaluated utilizing the following criteria:

- A) Compatibility of the proposed plan of development with the surrounding areas, compatibility may be achieved through design;
- B) The availability of adequate infrastructure, as described in Policy 3.1.G.6 above and as provided for through the County's concurrency management system;
- C) Consistency with this Plan; and
- E) The suitability of the proposed site for the proposed type of development.

Objective 3.1.H • The County shall insure the availability of suitable land for utility facilities necessary to support proposed development ~~through provisions within the LDC or acquisition of land by the County.~~

Policy 3.1.H.1 • The County shall include land acquisition within its Capital Improvements Element (reference Chapter 10 of this Plan) and within its Capital Improvements Program when necessary to provide for public lands for county owned utility facilities.

Policy 3.1.H.2 • The County shall continue to require dedication of adequate rights-of-way for use as roadways and by utilities for extensions or improvements.

Objective 3.1.I • Maintain consistency between development regulations imposed on Navarre Beach with the general covenants and restrictions attached to the lease agreements for private sector improvements to property on Navarre Beach ~~upon adoption of the LDC.~~

Note:

Navarre Beach is that portion of Santa Rosa Island east of the Gulf Island National Seashore and west of Eglin AFB property on Santa Rosa Island immediately south of the mainland portion of Santa Rosa County. The entire Navarre Beach area is under public ownership. All private sector development is conducted pursuant to lease agreements with public agencies, including the Board of County Commissioners of Santa Rosa County.

~~Policy 3.1.I.1 • The Land Development Code shall include provisions designed specifically to regulate, control and enhance proposed development on Navarre Beach.~~

Policy 3.1.I.1 • ~~The LDC shall include provisions and regulations~~ Development on Navarre Beach shall be consistent with the general covenants and restrictions imposed upon all properties in Navarre Beach and as found in Deed Book 295, Page 303 of the Records of Escambia County.

Policy 3.1.I.2 • Development of the leased parcels on Navarre Beach may continue provided that:

A) Development is consistent with this Comprehensive Plan, ~~the Land Development Code~~ and the rules and regulations governing development in the Navarre Beach administrative area;

B) The development is consistent with the lease agreement governing the parcel; and

C) The County has reviewed the lease agreement and has determined that the provisions within the agreement provide for the density and/or intensity of use requested by the applicant for development approval. Note: For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan (reference Policy ~~7.A.4.7~~ 3.1.A. 8 and the FLUM) ~~and as implemented by the County's zoning regulations which are contained within the Land Development Code.~~

Future Land Use Element

Goal 3.2 • Make public schools a cornerstone of community planning and design.

Public Purpose: To ensure the continued coordination and cooperation between the County's growth management program and the siting or location of public school facilities. It is the intent of these policies to recognize the impact of public schools on the development of communities as well as the impact of the County's growth and development on the public school system.

Objective 3.2.A • Enhance community/neighborhood design through the joint use of public educational facilities and the integration of public educational facilities with neighborhoods.

Policy 3.2.A.1 • When possible encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 3.2.A.2 • Enhance community/neighborhood design through effective public school facility design and siting standards.

Policy 3.2.A.3 • Work with the Santa Rosa County School Board and charter school sponsors to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative community design standards.

Policy 3.2.A.4 • Provide school sites and facilities through planned neighborhoods, unless precluded by existing development patterns.

Policy 3.2.A.4 • Support and encourage the location of new elementary and middle schools, unless otherwise required, as components of residential neighborhoods.

Policy 3.2.A.5 • Coordinate with the School Board to identify locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available.

Objective 3.2.B • Maximize opportunities to share information to promote and optimize intergovernmental coordination for the purposes of effectively operating the public school system in a multi-jurisdictional environment.

Policy 3.2.B.1 • The Santa Rosa County School Board shall submit an annual General Education Facilities Report to the County no later than October 1st. The Educational Facilities Report shall contain information detailing existing educational facilities and their locations as well as their projected needs.

Policy 3.2.B.2 • The process for development of future public schools shall include an orderly and timely review. This review shall take into consideration Department of Education criteria and standards, School Board policies and procedures and County ordinances related to development.

Policy 3.2.B.3 • Coordinate with the School Board to establish procedures and standards for public school siting as part of area wide planning studies.

Policy 3.2.B.4 • Public schools shall be an allowable use in the following Future Land Use Map categories: Commercial; Agriculture Residential, Agriculture Estate, Agriculture Large Tract; General Residential; Garcon Point Rural Residential; Garcon Point Single Family Residential, Mixed Residential / Commercial and Bagdad Historic District.

Policy 3.2.B.5 • Public schools may be located in agricultural land use categories, if no physically and economically feasible site exists in non-agricultural categories, or the site is adjacent to urban residential areas, or when necessary to serve student populations that are mainly located in rural areas.

TRANSPORTATION ELEMENT

DCA's Objection 1: A fundamental aspect of the Transportation Element is the integration of the various modes of transportation as well as the integration of land use and transportation. Generally, the County has done an admirable job of data collection and analysis. However, some of the objective and policy requirements of Rule 9J-50.19 have not been met. Some of the objectives and policies do not provide guidance or actions that will lead toward achievement of the related goal because the objectives are not specific or measurable and the policy statements do not specify programs or activities. The objective and policy statements listed below do not meet the requirements of section 163.3117(6)(b), FS and Rule 9J-5.005(2) FAC:

Objective 4.1.A:

Objection: Objective 4.1.A requires the County to provide a safe, convenient, efficient and cost effective arterial and collector roadway network, but does not include any guidance on how they will actually achieve the objective. The statement "through the enactment of the land development code" is not measurable nor does it make progress toward a goal.

Recommendation: Revise Objective 4.1.A to provide guidance on what regulations will be adopted into the Land Development Code. Provide a date by which time these codes will be adopted.

Response: Objective 4.1.A has been revised to read:

Objective 4.1.A • Continue to provide and maintain a safe, convenient, efficient, and cost effective arterial and collector roadway network for present and future residents by implementing certain the regulations and guidelines specified in the following policies ~~through the enactment and enforcement of the Land Development Code.~~

The policies under this objective include specific guidance on how the County will achieve the objective and dates by which any modifications must be made. The revisions to the objective make this clear.

Policy 4.1.A.2:

Objection: Policy 4.1.A.2 requires the County to include in its land development code, construction standards so that future roads can be constructed according to the county requirements; however, there is no specificity for the requirements or a date for action.

Recommendation: Revise Policy 4.1.A.2 to add specificity as to what type of standards will be included in the land development code and provide a date by which time these codes will be adopted.

Response: Policy 4.1.A.2 has been revised as follows:

Policy 4.1.A.2 • The Land Development Code shall continue to include construction standards, based primarily on FDOT Standard Specifications and standard AASHTO tests,

so that future roads can be constructed pursuant to the applicable standards and accepted by the County into the County system. These standards were adopted into the Land Development Code on August 22, 1991 and address subgrade, excavation, curb and gutter, base and surfacing.

Policy 4.1.A.4:

Objection: Policy 4.1.A.4 requires the County to address and regulate the control of connection points to arterials and collectors and to increase the number of interconnections among developments. The policy does not provide specificity on the connection points nor a date for inclusion in the Land Development Code.

Recommendation: Revise Policy 4.1.A.4 to provide specificity as to the distance of connection points to arterials or alternatively the County could cite the requirements of FDOT Rule 14-96 and 14-97 with the rule adoption date in their policy. The policy should provide specificity on the connection points and/or a date for inclusion in the Land Development Code.

Response: Policy 4.1.A.4 has been revised to read:

Policy 4.1.A.4 • The Land Development Code shall continue to address and regulate the control of connections points to arterials and major collectors and increase the number of interconnections among developments in order to facilitate safe and efficient access. The regulations established by the Land Development Code shall be based primarily on the standards in Florida Department of Transportation Rules 14-96 and 14-97. These regulations shall also include requirements for joint, internalized and cross access, driveway and parking lot design and other ~~the principles and guidelines for controlling access generated recommended~~ by the Center for Urban Transportation Research (CUTR). Access management standards were adopted into the Land Development Code for three corridors in Santa Rosa County on June 10, 1999 and will be applied to arterials and major collectors county wide by the end of 2004.

Policy 4.1.A.5:

Objection: Policy 4.1.A.5 requires the establishment of “adequate” building setbacks on collector and arterial roadways for the purposes of preventing building encroachment and permitting a safe and efficient traffic circulation [system] at a minimal cost. The policy does not provide guidance on what adequate building setbacks are nor does it provide a date for inclusion into the Land Development Code.

Recommendation: Revise Policy 4.1.A.5 to define what “adequate” building setbacks on collector and arterial roadways are and provide a date for inclusion into the Land Development Code.

Response: Policy 4.1.A.5 has been revised to read:

Policy 4.1.A.5 • The Land Development Code shall ~~establish adequate~~ continue to require building setbacks on all collector and arterial roadways for the purpose of preventing

building encroachment and thus permitting future safe and efficient traffic circulation at a minimal cost. For new development, building setbacks on arterial roadways shall be 50 feet; building setbacks on collector roadways shall be 25 feet. Variances to these setbacks may be granted when strict application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map.

Policy 4.1.F.3:

Objection: Policy 4.1.F.3 requires the County to include in its land development code, provisions for entering into development agreements requiring developers to implement infrastructure improvements as a condition of the development order. This policy does not provide a date for inclusion in to the land development code.

Recommendation: Revise Policy 4.1.F.3 to provide a date for inclusion into the land development code.

Response: Policy 4.1.F.3 has been revised to read:

Policy 4.1.F.3 • The Santa Rosa County Land Development Code shall include provisions for entering into development agreements in order for developers to implement infrastructure improvements as a condition of a development order. These regulations shall be adopted into the Land Development Code by the end of 2004.

Policy 4.1.K.1:

Objection: Policy 4.1.K.1 requires that the land development code shall contain regulations addressing noise abatement, height restrictions for buildings, land use compatibility and the establishment of Airport Environs Overlay Zones. The policy does not provide a date for inclusion into the land development code.

Recommendation: Revise Policy 4.1.K.1 to provide a date for inclusion into the land development code.

Response: Policy 4.1.K.1 has been revised to read:

Policy 4.1.K.1 • The Santa Rosa County Land Development Code shall contain regulations addressing noise abatement, the height of structures, land use compatibility and establishing Airport Environs Overlay Zones. These changes shall be adopted into the Land Development Code by the end of 2004.

INFRASTRUCTURE ELEMENT

DCA's Objection: In general, the objectives and policies of the Infrastructure Element defer to the Land Development Code, and the permitting programs of agencies such as the Florida Department of Health and the Department of Environmental Protection to ensure adequate protection for wellheads, the sand and gravel aquifer, and minimizing adverse impacts to the environment. As such, adequate guidance for land development regulations is not provided.

Response:

Policy 6.1.C.1 has been revised as follows, consistent with existing LDC requirements:

Policy 6.1.C.1 • Where central sanitary sewer facilities are not available in unincorporated areas of the County, building permits will not be issued until the applicant has obtained a septic tank permit from the F.D.E.H. "Available" shall be defined in Section 381.0065, F.S., except as follows:

Where a sewer utility system exists or will exist upon completion of a platted subdivision within one half mile of the subdivision, a central collection system to serve the development shall be installed by the developer for connection to the sewer utility system;

South of East River, and on Garcon Point, all subdivisions to be platted are required to connect to central sanitary sewer facilities.

Variances to the above provisions may be allowed if the cost of constructing the sewer system extension to the utility involves extraordinary costs such as water way crossings, wetlands crossing, extensive land clearing, etc.

Policy 6.1.D.7 has been deleted, and its text incorporated into Policy 6.1.C.1.

~~6.1.D.7 • All proposed subdivisions to be platted in the unincorporated areas of Santa Rosa County south of East River, and on Garcon Point are required to install a sanitary sewer collection system in areas where centralized sewer is available or a "dry collection system" in areas where sanitary sewer is not currently available.~~

Policy 6.1.C.2 has been revised to read:

Policy 6.1.C.2 • The County shall limit development and strictly enforce size and density limitations contained in this Plan ~~through implementation of the LDC for~~ un-served areas of Santa Rosa County.

Policies 6.3.C.1, and 6.3.C.2 have been revised to read:

Policy 6.3.C.1 • ~~The LDC shall include land use regulations which require Site specific development plans~~ will be required to protect natural drainage features and incorporate such features into the site planning and development process.

Policy 6.3.C.2 • ~~Through the development review process, the County shall regulate land use and development to protect the functions of natural drainage features and natural groundwater aquifer recharge areas.~~

Policy 6.4.E.3 has been revised to read as follows, consistent with existing LDC language:

Policy 6.4.E.3 • ~~The County shall adopt wellfield protection regulations within the LDC. Such regulations shall include restriction of adjacent land uses~~ The County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius for Sand and Gravel Aquifer public supply water wells, measured from the center of the wellhead. Within the cones of influence of potable water wells, or the wellhead protection zones, or within potable water well fields, whichever is the greater identified area, the following activities are prohibited: landfills, resource extraction activities and the like; underground fuel storage facilities; projects with impervious cover of 50% or more; the bulk storage, handling or processing of materials on the Florida Substance List promulgated pursuant to Section 442.103, F.S.; activities that require the storage, use, handling, production or transportation of restricted substances such as toxic chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes and the like; wastewater treatment plants, percolation ponds and similar facilities; mines or mining activities; excavation of waterways or drainage facilities which intersect the water table; and all uses regulated pursuant to Chapter 62-521, F.A.C.

Policy 6.4.E.5 has been revised to read as follows, consistent with existing LDC language:

Policy 6.4.E.5 • ~~To assist in the protection of the area declared a Water Resource Caution Area pursuant to Policy 10.D.3.3 above, the County shall include within the LDC appropriate regulations to assist in the enforcement of the NWFWMDC regulations accompanying the declaration. Specifically, the LDC shall include relevant portions of Section 40A-2.801, et. seq. of the Florida Administrative Code in order to provide for regulatory provisions to protect the quality and quantity of groundwater serving the County. Any time an area of water resources concern is declared by the Northwest Florida Water Management District, development must comply with the relevant portions of Section 40A-2.801, et.seq. of the Florida Administrative Code.~~

Policies 6.5.A.1, 6.5.A.2, and 6.5.A.3 have been revised to read:

Policy 6.5.A.1 • ~~The County shall continue to enforce regulations in the LDC that ensures the continuation of adequate~~ require a minimum of 10% pervious surface area open spaces within the County for all new development so that rainfall may reach the aquifer through percolation.

~~Policy 6.5.A.2 • Through the development review process, the County shall regulate land use and development to protect the functions of natural drainage features and natural groundwater aquifer recharge areas. Note: There are no Floridan Aquifer recharge areas in Santa Rosa County.~~

~~Policy 6.5.A.32 • The County shall, through the development review process, ensure that storm water management structures are designed to function as aquifer recharge areas in appropriate locations.~~

COASTAL MANAGEMENT ELEMENT

DCA's Objection: Several objectives and policies in the proposed Coastal Management Element do not provide adequate guidance for land development regulations and defer criteria or standards that would provide this guidance to these regulations. . .

Several policies defer to governmental permitting programs and do not provide guidance for local land use decisions or development review . . .

Policy 7.1.G.3 defers completion of a post-disaster redevelopment plan until the year 2010....would also defer the determination between immediate repair to protect public health, safety, and welfare, and long-term repair and redevelopment activities....Policy 7.1.G.4 would defer any guidance for consideration of damaged infrastructure...These policies do not provide guidance for decision-making in a post-disaster scenario nor would they provide guidance for a post disaster plan.

Response: The Coastal Management Element has been revised as shown on the following pages.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.A • Protect people and property by limiting public expenditures in areas subject to destruction by natural disasters.

Policy 7.1.A.1 • Public expenditures ~~within the on~~ Navarre Beach ~~Zoning Overlay District~~ not directly paid by users, necessary for evacuation, or necessary for the ensurance of public safety shall be limited to the following: the development of parks and recreational facilities; the enhancement or protection of natural resources; or increasing the public's access to the shoreline.

Policy 7.1.A.2 • The County shall enforce FEMA construction standards ~~through regulations in the Land Development Code.~~

Policy 7.1.A.3 • Coastal High Hazard Areas shall be defined as the land within the Category 1 Hurricane Evacuation Zone as delineated within the NWFRPC Hurricane Evacuation Study. This area includes lands within the County which are scientifically predicted to experience destruction or severe damage from storm surge, wave erosion or other manifestations of rapidly moving or storm-driven water; the FEMA V-zones; and the land waterward of the Coastal Construction Control Line.

Policy 7.1.A.4 • Within the CHHA, the following provisions apply:

- A) New development of adult congregate living facilities, nursing homes for the aged, total care facilities, hospitals, correctional facilities and similar developments shall be prohibited;
- B) Except as provided in (A) above, there is no prohibition on development or redevelopment seaward of the Coastal Construction Control Line provided that the applicant for such development or redevelopment has obtained all necessary State and/or Federal permits;
- C) Within the CHHA, structures damaged more than 50% by coastal storms may be rebuilt provided that the redevelopment meets current building code and Land Development Code requirements.
- D) Densities and intensities of use to guide development and post-disaster redevelopment within the CHHA are as established in this Plan ~~and in the adopted Santa Rosa County Land Development Code.~~

E) Sizing of infrastructure shall be consistent with that needed to support the densities and intensities established by this Plan for those areas within the CHHA.

~~Policy 7.1.A.5 • The County shall continue to enforce regulations in the Land Development Code relating to building regulations on construction within the Coastal High Hazard Areas. These regulations include, but are not limited to:~~

- ~~A) First floor elevations;~~
- ~~B) Wind load requirements;~~
- ~~C) Frangible ancillary structures; and~~
- ~~D) Other requirements necessary to protect and preserve the health, safety and welfare of the general public.~~

New development and redevelopment shall comply with current FEMA and Florida Building Code construction standards.

Policy 7.1.A.6. • The County shall consider the relocation, mitigation or replacement of infrastructure currently present within the CHHA where state funding is anticipated to be needed. An analysis of this need will be included annually in the evaluation of this Plan.

Policy 7.1.A.7 • New roads, pipelines and other public infrastructure within the Coastal Area shall be planned and constructed in a manner that will minimize their impact upon coastal marshes, wetlands and surface waters.

~~Policy 7.1.A.8 • Consistent with applicable law, all new infrastructure, utilities and drainage improvements shall be constructed concurrently with the impacts of development, or in accordance with a phased plan approved by Santa Rosa County pursuant to the Concurrency Management System contained within the Land Development Code.~~

Policy 7.1.A.8 • Reduce the exposure of human life and public and private property to natural hazards through implementation of the Santa Rosa County Local Hazard Mitigation Strategy. This Strategy will be updated to address the requirements of the Disaster Mitigation Act of 2000.

Objective 7.1.B • The County shall direct population concentrations away from Navarre Beach and the entire Coastal High Hazard Area.

Policy 7.1.B.1 • At least 45 % of the developable land within the Navarre Beach Zoning Overlay District shall remain within the Low Density Residential and Conservation/Recreation Future Land Use Map Designations.

Policy 7.1.B.2 • ~~The County shall limit all land use classifications to those reflected on the Future Land Use Map and shall~~ limit the densities and intensities of land use as defined within this Plan. Such limitations will assure generalized low density use of land within the majority of the Coastal High Hazard Areas of Santa Rosa County.

~~Policy 7.1.B.3 • The County shall continue to enforce general hazard mitigation regulations in the Land Development Code which include, but are not limited to, regulation of building practices, floodplains, beach and dune alteration, storm water management, and sanitary sewer and septic tanks to reduce the exposure of human life and public and private property to natural hazards~~

Policy 7.1.B.4 • The Community Planning Zoning & Development Division shall make recommendations to the Board of County Commissioners, as needed, regarding Land Development Code and Ordinance Amendments to ensure consistency with the hazard mitigation annex of the Santa Rosa County Comprehensive Emergency Management Plan as well as any applicable existing inter-agency hazard mitigation reports.

Objective 7.1.C • Preserve and protect the environmental quality of estuarine environments, coastal wetlands, wildlife habitat and living marine resources by restricting development, or by limiting the impacts of development or redevelopment.

Policy 7.1.C.1 • Channeling storm water run-off directly into water bodies shall be prohibited.

Policy 7.1.C.2 • New developments with the potential to impact the quantity or quality of natural resources will be required to obtain the necessary permits from all applicable state and/or federal agencies (Florida Department of Environmental Protection, Northwest Florida Water Management District and/or the U.S. Army Corps of Engineers) prior to the authorization of a development order by the County.

~~Policy 7.1.C.3 • The County shall protect shorelines through the enforcement of shoreline protection regulations within the Land Development Code. These regulations shall contain building limitations, setbacks and buffering requirements within established shoreline protection zones.~~

The shorelines of the Gulf of Mexico, Santa Rosa Sound, Escambia Bay, Blackwater Bay, East Bay and the basins and bayous will be protected from the negative impacts of development by limiting development within 50 feet of the shoreline, requiring a minimum 10 foot vegetated buffer between development activity and the shoreline, and by limiting the maximum amount of impervious cover allowed to 75 percent.

Policy 7.1.C.4 • Any storm water detention or retention areas located near an estuary or estuarine systems or other water bodies within the County shall be designed so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation.

Policy 7.1.C.5 • No septic tanks shall be permitted near any functioning estuarine system until the applicant for such septic tank has received approval from the Florida DOH/County Health Department, and then only if a central sewer system is not available pursuant to the Florida Statutes. The use of septic tanks in Garcon Point and the area south of East River will be further limited as detailed in Policy 6.1.C.1.

Policy 7.1.C.6 • With respect to acquisition, the County, where feasible, shall protect sensitive coastal areas unduly threatened by development, through acquisition, establishment of public or private conservation easements, or through other available means as deemed appropriate.

Policy 7.1.C.7 • The County shall coordinate and provide technical assistance to Federal and State agencies preparing applicable studies which will maintain and/or increase water quality, based on established water body classification.

Policy 7.1C.8 • The County shall coordinate, through the Bay Area Resource Council (BARC), with adjacent counties and municipalities to protect estuaries which are located within the jurisdiction of more than one local government to ensure adequate sites for water dependent uses, prevent estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards and ensure public access.

Policy 7.1.C.9 • Through the development review process, the County shall coordinate existing resource protection plans such as resource planning and management plans, aquatic preserve management plans and estuarine sanctuary plans with all applicable Federal, State and local jurisdictions.

Policy 7.1.C.10 • The County will continue to protect the Outstanding Florida Waters located within the County ~~through enhanced land use and/or development techniques. The LDC shall contain regulations that address upland uses, setbacks and buffers, among others.~~ Components of this protection include, but are not limited to public ownership of conservation areas, stormwater management as required by Policy 6.3.B.3, and implementation of the wetlands protection provisions of Policy 8.1.A.1.

Objective 7.1.D • Require development to protect beaches and dunes, to restore altered beaches and dunes, and to comply with construction standards which minimize the impacts of man-made structures on beach and dune systems.

Policy 7.1.D.1 • Ensure compliance with the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) regulations that require location of construction a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune and beach stability. It is not the intent of this policy to prevent a development from receiving a variance to these regulations if deemed necessary by the FDEP.

Policy 7.1.D.2 • The Future Land Use Map shall contain a Conservation/Recreation Land Use Category. At least 34 % of the developable land within the Navarre Beach Zoning Overlay District shall remain in this category.

Policy 7.1.D.3 • The removal of white sand from within the Navarre Beach Zoning Overlay District shall be prohibited.

Policy 7.1.D.4 • The County will encourage activities that protect and rebuild coastal dunes. This will be accomplished by continuing, or supporting the continuation of, activities by private and public agencies for dune restoration purposes, installation of sand fences on public and private

properties, and enforcing restrictions regarding the destruction of sea oats and requiring the planting of sea oats by new development in coastal areas.

Policy 7.1.D.5 • The County will encourage existing development and require new development to plant or replant native vegetation where appropriate, including sea grass beds and other types of shoreline, aquatic, and upland vegetation.

Policy 7.1.D.6 • Any time proposed construction would alter Gulf beaches or dunes, the application for said construction must include an implementable plan for restoration of the altered beaches or dunes. Said restoration must occur before the proposed construction is allowed to be used or occupied. Note: The posting of bonds or other sureties pursuant to regulations contained within the LDC will be acceptable.

Objective 7.1.E • ~~Provide criteria and standards for~~ Give priority to those shoreline land-uses within the Land Development Code giving priority to water dependent uses dependent on or related to water access, uses that have minimal shoreline impact, and uses necessary to promote tourism.

~~Policy 7.1.E.1 • Shoreline uses shall adhere to the land use criteria for shoreline uses contained within the Land Development Code.~~

Policy 7.1.E.2 • Santa Rosa County shall limit new development along the shoreline of the Garcon Point Peninsula to low density residential uses, conservation uses, recreation uses, or to water related or water dependent uses.

Policy 7.1.E.3 • Santa Rosa County shall limit new land uses designations along Escambia Bay to low density residential, conservation uses, recreation uses, water related or water dependent uses.

Policy 7.1.E.3 • When considering new land use designations along shorelines other than the Garcon Point Peninsula or Escambia Bay, priority will be given to low density residential, conservation uses, recreation uses, water related or water dependent uses. In Navarre, higher density residential and tourist related uses will be allowed consistent with the Future Land Use Map.

Policy 7.1.E.4 • ~~By December 2005, the LDC shall contain regulations for marina siting and the regulations shall include criteria such as:~~

- ~~1) Land use capability and availability of upland support services;~~
- ~~2) Existing ownership or protective status;~~
- ~~3) Hurricane evacuation planning;~~
- ~~4) Protection of water quality;~~
- ~~5) Water depth;~~

~~6) Availability for public use;~~

~~7) Economic need and feasibility;~~

~~8) Environmental disruptions and mitigation actions;~~

~~9) A requirement for all necessary regulatory agency permits prior to issuing construction (development) permits; and~~

~~10) Use of the model Marina Siting Ordinance produced by the Florida State University Center for Aquatic Research and Resource Management as a guide in developing the regulations herein referenced.~~

Siting of marinas will be coordinated with all applicable state and federal agencies using the most current available data regarding locations of seagrass beds or other natural resources. Before additional marinas are developed they must demonstrate compliance with the following criteria:

a. Land use is compatible with surrounding land uses;

b. Upland support services are available;

c. A hurricane contingency plan is in place;

d. Water quality concerns have been addressed;

e. The facility is designed to avoid impacts to seagrass beds and other important fish and shellfish spawning and nursery areas;

e. A plan is in place for mitigation activities in the event that the environment is adversely affected;

f. Availability for public use; and

g. Economic need and feasibility for the facility have been established.

Objective 7.1.F • The County shall maintain or reduce hurricane evacuation times by implementing Policies 7.1F.1 through 7.1.F.11, among others.

Policy 7.1.F.1 • The County shall continue to manage and implement its "Comprehensive Emergency Management Plan" and utilize the recommendations and guidance provided in the NWFRPC Hurricane Evacuation Study.

Policy 7.1.F.2 • The County shall continue to support critical roadway segment improvements through participation with the Pensacola MPO and interaction with the Florida DOT to further reduce and improve hurricane evacuation times.

Policy 7.1.F.3 • The County shall maintain a minimum medium response roadway clearance time for hurricane evacuation of 12 hours on roads under local jurisdiction.

Policy 7.1.F.4 • The County shall annually review evacuation route needs to assure that the necessary improvements are incorporated within the Capital Improvement Program, the Capital Improvement Element, the Transportation Element and the FDOT five year work program.

Policy 7.1.F.5 • Santa Rosa County shall limit the density in the Coastal High Hazard Area as allowed by law. The intent of this policy is not to nullify any existing leases on Navarre Beach that specify density.

Policy 7.1.F.6 • Santa Rosa County will evaluate development orders for their impacts on traffic circulation and evacuation routes within Hurricane Evacuation Zones 1, 2 and 3.

Policy 7.1.F.7 • Santa Rosa County will coordinate with the School Board to make sure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 235, F.S. and Rule 6A-2, F.A.C., regarding floodplain and school building requirements.

Policy 7.1.F.8 • Amendments to the Comprehensive Plan ~~in the~~ on Navarre Beach ~~Zoning Overlay District~~ shall not be approved which will result in an increase in hurricane evacuation times without mitigation of the adverse impact to evacuation times.

Policy 7.1.F.9 • A proposed development in a hurricane evacuation zone which is anticipated to utilize ten percent (10%) or more of an identified hurricane evacuation route's level of service E hourly directional maximum service volume will be identified as having an adverse regional impact. The volume is based on the FDOT's Generalized Hour/Peak Direction Level of Service Maximum Volumes as presented in the Florida Highway Systems Manual. These adverse impacts shall be mitigated.

Policy 7.1.F.10 • Where shelter deficits exist in excess of 200 shelter spaces the County will consider the construction of additional spaces during its annual Capital Improvements Program review.

Policy 7.1.F.11 • The County shall strongly encourage new mobile home and RV parks within evacuation zones to have on-site shelter facilities for their residents or plans for alternative off-site shelters. On-site shelter facilities may include public meeting buildings, community centers and recreational centers as long as they are designed to hurricane shelter standards.

Objective 7.1.G • Prepare post-disaster redevelopment plans and reduce or eliminate the exposure of human life and public and private property to natural hazards by implementing Policies 7.1.G.1 through 7.1.G.9, among others.

Policy 7.1.G.1 • Santa Rosa County's Comprehensive Emergency Management Plan shall be used as the operational guide to prepare for the response to, and recover from, a tropical storm, hurricane and/or other natural or man-made disasters.

Policy 7.1.G.2 • The County shall update its Comprehensive Emergency Management Plan every four years, and shall re-evaluate its effectiveness immediately after a major disaster event to recommend and adopt appropriate modifications.

~~Policy 7.1G.3 • The County's post-disaster redevelopment plan, which shall be completed by December 2010, shall distinguish between immediate repair and clean up actions needed to protect the public health, safety and welfare and long-term repair and redevelopment activities.~~

~~Policy 7.1G.4 • The County's post-disaster redevelopment plan shall address removal, relocation or structural modification of damaged infrastructure consistent with federal funding provisions and unsafe structures.~~

Policy 7.1G.5 • The Comprehensive Emergency Management Plan (CEMP) plan shall include accommodations for the handicapped and indigent, including transportation and sheltering.

Policy 7.1G.6 • The County shall coordinate its Comprehensive Emergency Management Plan with adjacent counties and municipalities.

Policy 7.1G.7 • The County shall maintain an inventory of areas within the County that have experienced repeated damage from coastal storms and shall seek grant funding to limit redevelopment within these areas.

Policy 7.1G.8 • Immediate recovery actions needed to protect the public health, safety and welfare shall take priority in permitting decisions following hurricane storm events. Such priority actions will include, but not be limited to, debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property, and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area. Long-term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like, will be distinguished from the short-term actions herein described.

Policy 7.1G.9 • Within the CHHA, structures which suffer damage in excess of 50% of their appraised value may be rebuilt provided that such rebuilt structure complies with the current building code and other applicable regulations of Santa Rosa County

Objective 7.1.H • Increase the amount of public access to the beach or shoreline consistent with estimated public need by implementing Policies 7.1.H.1 through 7.1.H. 6, among others.

Policy 7.1.H.1 • Shorelines re-nourished or protected at public expense shall be made available for public use.

Policy 7.1.H.2 • The County shall continue to maintain County owned shoreline or open space access sites and provide adequate parking facilities for each site.

Policy 7.1.H.3 • The County will continue to seek all available federal and state financial assistance to increase public access to the shoreline.

Policy 7.1.H.4 • The County will not vacate or relocate existing easements, walkways or other access points to Navarre Beaches without requiring the grant or dedication of equal or greater access points or easements.

Policy 7.1.H.5 • Private landowners adjacent to public beach or other waterway access points, including easements, will not be allowed to restrict public access to the beach through such access points.

Policy 7.1.H.6 • Existing public owned ramp facilities shall be maintained and improved as necessary and as economically feasible.

Objective 7.1.I • The County shall provide for the protection, preservation or sensitive re-use of historic resources ~~through the enforcement of regulations contained within the LDC.~~

~~Policy 7.1.I.1 • The County shall continue to enforce, as part of the LDC, performance standards and guidelines for the preservation or adaptive re-use of historic resources upon identification of such resources.~~

Policy 7.1.I.2 • Utilize as feasible, incentive-based techniques for historical and/or archaeological preservation such as density transfer, tax abatement and/or waiving certain zoning requirements (setbacks, lot coverage and parking, etc.).

Policy 7.1.I.3 • The County shall utilize the Santa Rosa County Cultural Resource Management Geographical Information System to identify possible resources during the development review process. If a resource identified as a Florida Master Site File archeological or structural resource is located within the area to be developed, the County shall require a site specific survey and avoidance during construction or mitigation. Consistent with Policy 3.1.E.8 of the Future Land Use Element, the County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Objective 7.1.K • The County shall allow no new development in the Coastal Area (or elsewhere) unless LOS standards are maintained and infrastructure needs are fulfilled in compliance with the County's Concurrency Management System.

Policy 7.1.K.1 • The County shall continue to implement the Concurrency Management System regulations as adopted in this Plan ~~and the implementing Land Development Code.~~

Policy 7.1.K.2 • The LOS standards shall be those delineated in the other chapters of this Plan.

Policy 7.1.K.3 • Development in the shoreline (coastal) areas shall be consistent with the goals, objectives and policies of the Future Land Use Element and the Infrastructure Element.

Objective 7.1.L • Maintain consistency between development regulations imposed ~~within the on Navarre Beach Zoning Overlay District~~ and the general covenants and restrictions attached to the existing lease agreements for private improvements to property.

Policy 7.1.L.1 • ~~The Land Development Code shall include provisions and regulations~~
Development on Navarre Beach shall be consistent with the general covenants and restrictions imposed on all properties within the Navarre Beach Zoning Overlay District found in Deed Book 295, Page 303 of the Records of Escambia County, Florida.

Policy 7.1.L.2 • Development of the leased parcels on Navarre Beach may continue provided that:

A) Development is consistent with this Comprehensive Plan, ~~the Land Development Code~~ and the rules and regulations governing development in the Navarre Beach administrative area;

B) The development is consistent with the lease agreement governing the parcel; and

C) The County has reviewed the lease agreement and has determined that the provisions within the agreement provide for the density and/or intensity of use requested by the applicant for development approval. Note: For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan ~~and as implemented by the County's zoning regulations which are contained within the Land Development Code.~~

CONSERVATION ELEMENT

DCA's Objection: As with other elements of the proposed EAR-based plan revision, many of the policies in the Conservation Element do not provide adequate guidance for land development regulations and defer criteria or standards that would provide this guidance to these regulations. Clear guidance is not given as to what these requirements may be or what a desired outcome may be.

Several policies defer to governmental permitting programs and do not provide guidance for local land use decisions.

Response: The Conservation Element has been revised as shown on the following pages.

DCA's Objection: As proposed, the conservation Element policies do not establish criteria by which environmentally sensitive lands would be designated. Several policies make mention of the term 'environmentally sensitive lands' but do not define the term.

Response: Policy 8.1.C.3 has been revised as follows:

~~By December 2002, Santa Rosa County shall develop and maintain an environmentally sensitive lands inventory which shall include, but not be limited to, floodplains as identified by FEMA; wetlands under the jurisdiction of the Department of Environmental Protection or the U.S. Army Corps of Engineers; and any areas identified by the Florida Natural Areas Inventory, the Florida Fish and Wildlife Conservation Commission and/or the Northwest Florida Water Management District.~~ Environmentally sensitive lands are defined as wetlands under the jurisdiction of the Florida Department of Environmental Protection or the U.S. Army Corps of Engineers; floodplains as identified by the Federal Emergency Management Agency; free-flowing streams, bays, basins, and bayous; and wildlife habitat within publicly-owned lands managed for conservation use.

DCA's Objection: The Conservation Element does not meet the requirements for the protection and conservation of wetlands. Policy 8.1.A.5 states that wetlands and their function will be protected through a development review process that considers the type, value, function, size, conditions, and location of wetlands. However no guidance is given as to how a wetland protection strategy will be developed that considers these factors or how incompatible land uses will be directed away from wetlands.

Response: The following policy has been added which summarizes the County's strategy for protection of wetlands. Other related policies have been revised as shown on the following pages.

Policy 8.1.A.1 • Wetlands protection in Santa Rosa County will continue to be a cooperative effort between the County, the public, the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers (USACOE), and other state and federal agencies. For purposes of this Comprehensive Plan, wetlands are defined as those wetlands under the jurisdiction of the FDEP or the USACOE (jurisdictional wetlands).

The County maintains a comprehensive approach to wetlands protection, including the following components:

Preservation: In 2003, approximately 35% of all wetlands within Santa Rosa County were under public ownership and designated for Conservation/Recreation use on the Future Land Use Map. The County will continue to support the purchase and preservation of wetlands. In addition, wetlands have been preserved as part of private land purchases required for mitigation. The County will work with the FDEP and the USACOE to identify the location of these mitigation wetlands and designate those areas as Conservation/Recreation on the Future Land Use Map.

Future Land Use Map: The land use categories shown on the Future Land Use Map take into consideration the compatibility of development with wetland resources. Undeveloped areas of the County with the largest concentrations of wetlands have been designated for low density development. Wetlands under public ownership have been designated for Conservation/Recreation use. Amendments to the Future Land Use Map for parcels identified on the National Wetlands Inventory Map as containing wetlands must demonstrate that protection will be provided to avoid any added impact to wetlands. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of jurisdictional wetlands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation.

Permitting and Mitigation: Santa Rosa County does not duplicate the permitting functions of other agencies. Impacts to wetlands under the jurisdiction of the FDEP and USACOE will be permitted, and mitigation will be required, as determined by the agency or agencies having jurisdiction. Demonstration of compliance with applicable FDEP and USACOE regulations is required by the County prior to issuing County development approvals.

Avoidance and Minimization of Impacts of Development: Land uses that are consistent with the Future Land Use Map will be allowed so long as they are designed to avoid or minimize impact on jurisdictional wetlands. Where avoidance or minimization is not possible, wetland impacts may be mitigated as required by the agency or agencies having jurisdiction.

New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan.

Buffers: Vegetated buffers will also be required between development and free-flowing streams, bays, basins, and bayous. Such buffers will have a minimum width of 15 feet. Minor encroachments are permitted for such things as docks, piers, or similar structures, and recreational access. Variances to this requirement shall only be granted when strict

application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map.

When development is designed to allow untreated stormwater to discharge into wetlands, a vegetated natural buffer shall be required in accordance with DEP standards and shall be designated on the site plan or recorded plat.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.A • Conserve, appropriately use, and protect the quality of waters that flow into the bays, bayous, sound, and Gulf of Mexico through appropriate land use planning, regulation and education.

Policy 8.1.A.1 • Wetlands protection in Santa Rosa County will continue to be a cooperative effort between the County, the public, the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers (USACOE), and other state and federal agencies. For purposes of this Comprehensive Plan, wetlands are defined as those wetlands under the jurisdiction of the FDEP or the USACOE (jurisdictional wetlands).

The County maintains a comprehensive approach to wetlands protection, including the following components:

Preservation: In 2003, approximately 35% of all wetlands within Santa Rosa County were under public ownership and designated for Conservation/Recreation use on the Future Land Use Map. The County will continue to support the purchase and preservation of wetlands. In addition, wetlands have been preserved as part of private land purchases required for mitigation. The County will work with the FDEP and the USACOE to identify the location of these mitigation wetlands and designate those areas as Conservation/Recreation on the Future Land Use Map.

Future Land Use Map: The land use categories shown on the Future Land Use Map take into consideration the compatibility of development with wetland resources. Undeveloped areas of the County with the largest concentrations of wetlands have been designated for low density development. Wetlands under public ownership have been designated for Conservation/Recreation use. Amendments to the Future Land Use Map for parcels identified on the National Wetlands Inventory Map as containing wetlands must demonstrate that protection will be provided to avoid any added impact to wetlands. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of jurisdictional wetlands along with site plans demonstrating the potential impact of development under

the current Future Land Use designation and under the proposed Future Land Use designation.

Permitting and Mitigation: Santa Rosa County does not duplicate the permitting functions of other agencies. Impacts to wetlands under the jurisdiction of the FDEP and USACOE will be permitted, and mitigation will be required, as determined by the agency or agencies having jurisdiction. Demonstration of compliance with applicable FDEP and USACOE regulations is required by the County prior to issuing County development approvals.

Avoidance and Minimization of Impacts of Development: Land uses that are consistent with the Future Land Use Map will be allowed so long as they are designed to avoid or minimize impact on jurisdictional wetlands. Where avoidance or minimization is not possible, wetland impacts may be mitigated as required by the agency or agencies having jurisdiction.

New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan.

Buffers: Vegetated buffers will also be required between development and free-flowing streams, bays, basins, and bayous. Such buffers will have a minimum width of 15 feet. Minor encroachments are permitted for such things as docks, piers, or similar structures, and recreational access. Variances to this requirement shall only be granted when strict application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map.

When development is designed to allow untreated stormwater to discharge into wetlands, a vegetated natural buffer shall be required in accordance with DEP standards and shall be designated on the site plan or recorded plat.

~~Policy 8.1.A.1 • Increases in land use density and intensity shall be restricted within wetlands and development in wetland areas shall be subject to the following provisions:~~

~~1) Where sufficient uplands exist to locate the proposed development in the upland portion of the site, the County may allow the transfer of development at the densities established for density transfer in the Land Development Code from the wetlands to the upland portion of the site. The transfer of density may occur provided all other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, and storm water management, etc. are being met. Density transfers may be accomplished on a 1.5 to 1 basis.~~

~~2) Prior to construction, all necessary permits must have been issued by the Florida Department of Environmental Protection and/or the U.S. Army Corps of Engineers, as required by the agency or agencies having jurisdiction.~~

~~3) When development or redevelopment cannot occur without degrading wetlands, the impacts shall be mitigated pursuant to state and federal regulations.~~

Policy 8.1.A.2 • ~~The County shall implement the land use categories shown on the Future Land Use Maps take into consideration the compatibility of development with natural resources. with the LDC. Such implementation will~~ In reviewing requests for amendments to the Future Land Use Map, the County will consider the impact of the request on ensure the continuation of environmentally sensitive land uses adjacent to the shoreline and near any functioning wetlands and will direct incompatible land uses away from such areas. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site environmentally sensitive lands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of environmentally sensitive lands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation.

Policy 8.1.A.3 • For the purposes of protecting the shoreline and/or wetlands, the County may allow (or require) clustering of development upland from wetlands or landward of the shoreline.

Policy 8.1.A.4 • The County shall use the National Wetlands Inventory Map, the Santa Rosa County Soil Survey, and Digital Ortho-Photography as indicators of the potential presence of wetlands. In reviewing applications for development approval, if a parcel is determined to have wetlands potential, the County will refer the applicant to the Florida Department of Environmental Protection and/or the US Army Corps of Engineers for a site-specific wetlands determination and such determination shall be used to determine the buildable area of the parcel or lot. Protection or mitigation of the wetlands as determined in the site-specific survey shall be afforded during and after construction activities ~~consistent with this Plan and the regulations contained within the LDC.~~

~~Policy 8.1.A.5 • Wetlands and the natural functions of wetlands shall be protected and conserved through the development review process, which considers the type, value, function, size, condition and location of wetlands.~~

Policy 8.1.A.6 • Illegal development in wetland areas shall be reported. Consistent with applicable law, it will be required that these areas shall be restored and/or mitigated.

Policy 8.1.A.7 • The use, storage, transmission or generation of hazardous substances which may artificially accelerate the eutrophication of wetlands and/or water bodies is prohibited and shall be reported.

Policy 8.1.A.8 • Dredge and fill activities shall be reviewed and permitted by the appropriate agencies to assure that environmental impacts are minimized, and that the requirements of the County's ~~LDC~~ are met before final approval is granted.

Policy 8.1.A.9 • The County shall protect water quality by restricting or prohibiting activities known to adversely affect the quality or quantity of identified water sources including natural groundwater recharge areas, wellhead protection areas and surface waters used as a source of public water supply. ~~By December 2003, the County shall adopt well field protection regulations within the LDC.~~

In addition, the County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius, measured from the center of the wellhead, for Sand and Gravel Aquifer public supply water wells. Activity within these zones will be limited according to the standards found in Policy 6.4.D.3 of the Infrastructure Element.

Policy 8.1.A.10 • In cooperation with the Northwest Florida Water Management District, the County shall implement any emergency water conservation plans necessary to protect water sources during periods of insufficient supply within the Floridan or Sand and Gravel Aquifers.

Policy 8.1.A.11 • The County shall require all septic tank users to connect to a central sewer system within one year of notification of sewer availability. Sewer availability shall be as defined in Florida Statutes.

Policy 8.1.A.12 • Septic tanks and their associated drain fields shall be prohibited within wetland areas unless permitted by the Florida Department of Health/County Health Department. The use of septic tanks in Garcon Point and the area South of East River will be further limited as detailed in Policy 6.1.C.1 of the Infrastructure Element.

Policy 8.1.A.13 • The County shall discourage the discharge of any new or upgraded public or private sanitary sewer facility into the estuarine waters of the County.

Objective 8.1.B • Continually protect air quality by regulating ~~(within the LDC)~~ land uses that have, or may have, point source emissions.

Policy 8.1.B.1 • The County shall maintain air quality within its jurisdiction in conformance with state and federal air quality guidelines. The County shall notify the operator of any facility that is believed to be degrading air quality within the County of such degradation. In addition, the County shall notify the appropriate regulatory agency and encourage the agency to investigate the potential violation of air quality standards and guidelines.

Policy 8.1.B.2 • New developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Florida Department of Environmental Protection or the U.S. Environmental Protection Agency prior to authorization of a development permit by the County.

Policy 8.1.B.3 • The County shall continue to ~~enforce LDC provisions that~~ require any development with point source emissions which may degrade air quality to comply with all applicable federal and state regulations regarding emission control. These regulations may include the installation of scrubbers, emission treatment facilities and the like.

Policy 8.1.B.4 • The County shall continue to cooperate with the Department of Environmental Protection so that minimum air quality levels, established by the Department, are maintained.

Policy 8.1.B.5 • ~~Through the adoption of the FLUM and its implementing Zoning Map,~~ The County shall encourage the development of ancillary or neighborhood type commercial development near

or adjacent to residential centers for the purposes of decreasing air pollution generated by automobile travel.

Objective 8.1.C • Continually conserve, protect and manage earth resources (soils, minerals and native vegetative communities including forests) by implementing Policies 8.1.C.1 through 8.1.C.10, among others.

Policy 8.1.C.1 • The County shall continue to enforce regulations in the current building code that limit land uses or construction techniques to those compatible with soil conditions specific to the site. The regulations shall include boring and soils test conducted by testing facilities licensed by the State of Florida, when necessary.

Policy 8.1.C.2 • The County shall continue to cooperate with officials of other local governments within Santa Rosa County to conserve, appropriately use, or protect unique vegetative communities located within more than one jurisdiction.

Policy 8.1.C.3 • ~~By December 2002, Santa Rosa County shall develop and maintain an environmentally sensitive lands inventory which shall include, but not be limited to, floodplains as identified by FEMA; wetlands under the jurisdiction of the Department of Environmental Protection or the U.S. Army Corps of Engineers; and any areas identified by the Florida Natural Areas Inventory, the Florida Fish and Wildlife Conservation Commission and/or the Northwest Florida Water Management District. Environmentally sensitive lands are defined as wetlands under the jurisdiction of the Florida Department of Environmental Protection or the U.S. Army Corps of Engineers; floodplains as identified by the Federal Emergency Management Agency; free-flowing streams, bays, basins, and bayous; and wildlife habitat within publicly-owned lands managed for conservation use.~~

Policy 8.1.C.4 • ~~Through the development review process, the County shall use the environmentally sensitive lands inventory referenced in Policy 8.1.D.3 above as an indicator of the potential presence of wetlands or listed wildlife habitat. In reviewing applications for development approval, if the development is determined to have wetlands or listed wildlife habitat on site, the County will require a site specific wetlands or listed wildlife habitat determination and such determination shall be used to determine the buildable area of the parcel or lot. Protection of the wetlands or listed wildlife habitat to the greatest extent possible shall be afforded during and after construction activities.~~

Policy 8.1.C.5 • Extraction of minerals or other natural resources shall be permitted only where compatible with adjacent land uses and where minimal resource degradation will occur. Also, resource extraction in environmentally sensitive areas that cannot be restored shall be prohibited. Note: It is not the intent of this policy to impact routine silvicultural or agricultural activities.

Policy 8.1.C.6 • Consistent with Policy 3.1.E.4 of the Future Land Use Element, the County shall require buffers between development and environmentally sensitive areas. The purpose of the buffer is to protect natural resources from the activities and impacts of development. ~~continue to enforce its open space and buffer requirements contained within the LDC so as to provide wind, air and stormwater dynamics across any development.~~

Policy 8.1.C.7 • The LDC County shall ~~include provisions~~ require for the preservation and protection of ~~native vegetation~~ jurisdictional wetlands and certain trees during development or construction activities. ~~The provisions shall include regulations requiring and encouraging the protection and use of native vegetation and the protection of certain trees. Also, the provisions will include a requirement that~~ The location of protected trees and/or unique vegetative communities jurisdictional wetlands shall be included on site plans submitted for approval so that identification of these resources, and protection for the resources, is accommodated in advance of development approval. ~~Unique vegetative communities include, but are not limited to, coastal salt marshes, freshwater marsh and wet prairie, hardwood swamp, bay swamp, etc.~~

Policy 8.1.C.8 • The County shall coordinate with State and Federal agencies on new available vegetative and wildlife data at least once a year.

Policy 8.1.C.9 • The County shall require the preservation of native vegetative communities on County owned land to the maximum extent feasible.

Policy 8.1.C.10 • Commercial mining and excavation activities shall be prohibited within the Conservation/Recreation areas designated on the Future Land Use Map.

Objective 8.1.D • Conserve, appropriately use and protect fisheries, fishery habitats, wildlife, wildlife habitats and other marine or wildlife resources in ~~or near~~ the County by enforcing regulations within the LDC.

Policy 8.1.D.1 • The County shall cooperate with the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, or other State or Federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within Santa Rosa County. The County shall forward to the regulatory agencies copies of application for development approval anytime such application may impact the resources described in this policy or Objective 8.1.D.

Policy 8.1.D.2 • The protection of critical habitat shall be evaluated on a site development basis. For developments on property known to support endangered or threatened species and species of special concern of plants or animals, the developer shall be required to notify the appropriate Federal, State and Regional agencies and must comply with the appropriate guidelines and laws that protect endangered or threatened species and species of special concern.

Policy 8.1.D.3 • All species of sea turtles which nest on the sand beaches fronting the Gulf of Mexico shall be protected from human interference including, but not limited to, beach re-nourishment, beach front lighting, coastal construction, armoring, erosion control structures (sandbags, geoweb) and mechanical beach cleaning which could harm sea turtles and their nesting sites during nesting season. This protection shall be afforded during the FDEP coastal construction permitting process.

Policy 8.1.D.4 • Development of vacant lands adjacent to Outstanding Florida Waters, Aquatic Preserves, Wildlife Sanctuaries, State Preserves, Sanctuaries and Wildlife Management Areas shall be designed to a scale and intensity which is consistent with the existing adjacent uses

~~pursuant to the regulations in the LDC;~~ and shall be required, at a minimum, to meet all applicable Federal, State and local drainage and water quality standards.

Policy 8.1.D.5 • Seawall and other shoreline modifications shall be discouraged, or at a minimum set landward of, the mean high water line, except as provided by law.

Policy 8.1.D.6 • New public infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future, and shall not promote increased development located in environmentally sensitive lands beyond that allowed by the Future Land Use Map. ~~to the greatest extent possible.~~

Policy 8.1.D.7 • The County shall continue to protect existing natural reservations as identified in the Recreation and Open Space Element of this Plan.

CHANGES NOT PREVIOUSLY REVIEWED

Annual report committee

The following policy has been revised to replace the referenced "committee" with a "review team".

Policy 10.1.C.6 • There is hereby created ~~a committee~~ an annual review team to review the development activities within Santa Rosa County and to review the level of service conditions for the County. The ~~committee~~ team shall be comprised of the County Administrator, Planning Director, Budget Director, Navarre Beach Director, County Attorney, Public Services Director, Public Works Director, County Engineer and the County Commission Chairman. The ~~committee~~ team shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the County's Comprehensive Plan including an annual review and/or update of the County's population estimates and projections. In addition, the ~~committee~~ team will evaluate and update the 5-year schedule of capital improvements on an annual basis.

Transportation Level of Service

Table 4.1 has been revised to establish a level of service standard of "F-maintain" for the northernmost segment of Avalon Boulevard. This level of service will allow for additional development in areas impacting the intersection of the two primary arterials in the central part of the County. Infill development in this area is much preferred to urban sprawl development along those roadways without concurrency limitations.

Avalon Boulevard from Mulat Road to US90 meets the definition of a backlogged facility, which is a roadway on the state highway system that is operating below minimum level of service standards and is not programmed for improvement in the first three years of the FDOT work program nor in the 5-year County CIP.

According to the Pensacola MPO's 2002 Congestion Management System Plan, which uses AADT and Generalized Table analysis, Avalon Boulevard has been operating below the established state LOS standard since 1999. The Santa Rosa county Traffic Concurrency Management System, which uses peak hour peak direction traffic and ARTPLAN analysis, shows that Avalon Boulevard is fast approaching a deficient status. Currently, there are fewer than 34 peak hour peak direction trips available on this segment.

Santa Rosa County has been working diligently with the MPO and FDOT to fund the four-laning of this facility. PD&E for the project is complete and design is nearing completion. Right-of-way acquisition is currently programmed for FY2005/2006 in the FDOT work program. However, construction is not scheduled in any of the outer years of the program. This project is also not contained in the County's Capital Improvements Program.

Navarre Beach Commercial Future Land Use Category

The transmittal draft unintentionally omitted the Navarre Beach Future Land Use Category. Therefore, the following policy has been added to the Future Land Use Element. This category allows for some residential development; however, if each parcel designated Navarre Beach Commercial develops or redevelops to the maximum density as allowed by this policy, the total residential development potential in Navarre Beach remains less than that allowed by the currently adopted Comprehensive Plan (5,501 du's vs. 5,678 du's). This is due to the fact that the new Future Land Use Map increases the area within the Conservation/Recreation Future Land Use Category.

Policy 3.1.A. 8 (20) Navarre Beach Commercial Category: The intent of this category is to provide for commercial uses such as hotels and motels, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), restaurants, commercial piers and marinas. Uses within the category shall be primarily commercial; however, residential uses within the Navarre Beach Commercial Category will be allowed when part of a predominantly commercial development (a minimum of 50% of land area devoted for commercial activities) or a multi-story structure with residential units above the first floor. The maximum allowable residential density within the commercial core area is thirty (30) dwelling units per one (1) acre of residentially-developed land; the maximum allowable residential density outside of the commercial core area is eighteen (18) dwelling units per one (1) acre of residentially-developed land. The intensity of use within this category shall be defined by limiting the maximum amount of impervious cover allowed to 80 percent. The intensity of use shall be further limited by a maximum height limit within the commercial core of sixteen (16) habitable stories plus one (1) additional story for parking, or four (4) habitable stories with one (1) additional story for parking outside of the commercial core area.

Infrastructure Element

The following two policies were revised to clarify that new potable water and waste water infrastructure should not be located so as to promote development beyond that allowed by the Future Land Use Map. As previously written, the policies could limit such infrastructure in areas where they would be necessary to limit the impact of new development on environmentally sensitive lands.

Policy 6.1.C.5 • New public and private wastewater infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future and shall not promote development in environmentally sensitive lands beyond that allowed by the Future Land Use Map.

Policy 6.4.B.8 • New public and private infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future, and shall not promote development located in Environmentally Sensitive Lands beyond that allowed by the Future Land Use Map.

Future Land Use Map Changes Made Since Original Transmittal

The Comprehensive Plan EAR-based Amendments Transmittal Draft included a number of map changes designed to ensure that the County's Zoning Map and Future Land Use Map are compatible. These changes were made by taking the Zoning Map and programmatically creating Future Land Use Categories based on the zoning. While this process was expeditious, an evaluation of the impact of those changes was not done at that time, resulting in unintended consequences.

To address this issue, staff identified and evaluated each of the proposed changes. Using the GIS, differences between the Current Future Land Use Map and the Proposed Future Land Use Map were identified. Staff then evaluated the changes to determine which ones were appropriate. In areas where the Proposed Future Land Use reduced the development potential of the property, and no clear justification was given for the change, the change was removed.

In some cases, appropriate Future Land Use designations were changed to an inappropriate designation. For example, areas designated for Residential Future Land Use in "infill" areas were changed to Agriculture. In other cases, the change shown on the Future Land Use Map may not have been inappropriate, but decreased the development potential of the property without input from the property owner. An example of this is a change from Agriculture to Conservation Future Land Use.

The maps on the following pages indicate areas where the Future Land Use designation has been changed from the transmittal draft. Below is brief discussion of each change.

Specific Changes

- | | |
|---------|---|
| Page 3 | Changes made to revert back to 1990 FLUM; the 1990 FLUM designates these 7 small parcels as commercial. The transmitted draft showed them as AG. Commercial use at these intersections will allow for small scale commercial development to serve the rural community. |
| Page 4 | Changes made to revert back to 1990 FLUM; the 1990 FLUM designates one area as Commercial and one area as Industrial. The transmitted draft showed the Commercial block as AG, Commercial and SFR; the industrial block as mostly AG with 1 parcel as Industrial. Removing the Industrial and Commercial FLUM designations at this time, without property owner input, is premature. Leaving the Industrial and Commercial designations will allow for future economic development opportunities, in appropriate locations, around the Town of Jay. |
| Page 10 | Changes made to revert back to 1990 FLUM; the 1990 FLUM designates one area as Commercial and two areas as Industrial. The transmitted draft showed the Commercial block as mostly AG with 3 small parcels as Commercial; the industrial blocks as AG. Removing the Industrial and Commercial FLUM designations at this time, without property owner input, is premature. Leaving the Industrial and |

Commercial designations will allow for small scale industrial and commercial development in the Brownsdale Community.

- Page 13 Changes made to revert back to 1990 FLUM; the transmitted draft showed both areas as Ag with the area along the road having 2 commercial parcels. Along the road (circled area on left side of map), existing development includes commercial and institutional uses. Future Commercial and Industrial use would be appropriate in this area to provide services and economic development in the Allentown Community. In addition, amending the FLUM without property owner input at this time is premature. The other changed parcel (circled on the right side of the map) should retain a Commercial Future Land Use designation. While the location of this parcel is awkward for commercial development, amending the FLUM without property owner input at this time is premature.
- Page 15 Changes made to revert back to 1990 FLUM; the 1990 FLUM designates this area as commercial. The transmitted draft showed most parcels as AG; 3 parcels as Commercial. Commercial along this road will allow for small scale commercial development to serve the Chumuckla Community. In addition, amending the FLUM without property owner input at this time is premature.
- Page 17 Changes made to revert back to 1990 FLUM. The parcel on the extreme left side of the map was is an AG parcel that was erroneously changed on the transmittal draft to CON/REC. This is privately owned parcel and should remain AG; amending the FLUM without property owner input at this time is premature. An Industrial parcel that is part of the County Industrial Park area has been changed from AG to Industrial at the request of TEAM Santa Rosa Economic Development Council. This parcel includes a rail crossing necessary to access the rest of the industrial park area. Other miscellaneous parcels were changed back to the original FLUM designation, which more closely represents existing land uses. In addition, amending the FLUM without property owner input at this time is premature.
- Page 18 Changes made to revert back to 1990 FLUM; Parcels along road access designated AG, SFR, MFR on transmitted draft. Commercial along these roads is more appropriate. Outlying parcels were AG or SFR on transmitted draft. The original SFR and MFR designations are more appropriate. In addition, amending the FLUM without property owner input at this time is premature.
- Page 19 Changes made to revert back to 1990 FLUM. On the right side of the map, the noted parcels were AG on transmitted draft. SFR is a more appropriate extension of existing development. On the left side of the map, the noted parcels were designated AG and SFR on the transmitted draft. The 1990 FLUM designations of Commercial, SFR and Residential are more appropriate in this location. Two parcels were changed from R1 to Commercial due to a scrivener's error. In addition, amending the FLUM without property owner input at this time is premature.

- Page 20 Changes made to revert back to 1990 FLUM; Parcels were AG on transmitted draft; SFR more appropriately reflects existing uses in the area. In addition, amending the FLUM without property owner input at this time is premature.
- Page 22 Changes made to revert back to 1990 FLUM; Parcels were AG and Commercial on transmitted draft; the 1990 FLUM designations more accurately reflect existing and proposed uses. In addition, the parcels around the Military area were changed from AG to MIL to match land acquisitions by US Military. A parcel designated Commercial/Ag was adjusted to correct scrivener's error; the parcel is still designated Commercial/AG. In addition, amending the FLUM without property owner input at this time is premature.
- Page 23 Changes made to revert back to 1990 FLUM; the parcel noted on the top left side of the map was transmitted as SFR, but has been changed back to Comm. While this is an awkward location for commercial use, changing the FLUM at this time without property owner input is premature. All other parcels but one were designated AG on the transmitted draft; the one parcel was designated RR1. The 1990 FLUM designations more accurately reflect existing and proposed uses. In addition, amending the FLUM without property owner input at this time is premature.
- Page 24 Changes made to revert back to 1990 FLUM. The 1990 FLUM designations more accurately reflect existing and proposed uses. In addition, amending the FLUM without property owner input at this time is premature.
- Page 27 Changes made to revert back to 1990 FLUM. For the other identified changed areas, the 1990 FLUM designations more accurately reflect existing and proposed uses. In addition, amending the FLUM without property owner input at this time is premature.
- Page 28 Changes made to revert back to 1990 FLUM. This parcel, originally transmitted as AG, has been changed back to GPSFR which is a logical extension of existing development. Amending the FLUM without property owner input at this time is premature.
- Page 30 Changes made to revert back to 1990 FLUM. A number of parcels changed back to industrial and commercial to reflect existing and proposed development. Amending the FLUM without property owner input at this time is premature. Parcel in SFR changed to Commercial to correct a scrivener's error.
- Page 31 Changes made to revert back to 1990 FLUM to reflect existing and proposed development. Amending the FLUM without property owner input at this time is premature. Military area expanded to match land acquisitions by US Military.